



The following cases will be heard by the Board of Zoning Appeals Hearing Officer, on Thursday, the 10th of October, 2019, at 1:00 P.M., in Porter County Administrative Center, 155 Indiana Avenue, Suite 205, Valparaiso, Indiana.

AGENDA

- A. Pledge of Allegiance
- B. Approval of Minutes – July 18 and August 15, 2019
- C. Correspondence
- D. Old Business:

Case: DV-19-0054 (Continued)

Petitioner: Robert Hill
Location: 523 South 800 West, Hebron IN 46341 (Porter Township)
Zoning: A1, General Agriculture District
Acres: 10 +/-
Request: To allow for a proposed two (2) lot administrative subdivision to vary from the following:

- **Minimum Lot Area to be less than the required 10 acres**
- **Preexisting accessory structures:**
 - reduction in front and side yard setback lines
 - remain on lot prior to the primary structure being constructed
 - exceed the maximum number (up to three (3) accessory structures permitted on a lot)
 - exceed the maximum floor area (two percent (2%) of the square footage of the lot)

Case: DV-16-0036 (Tabled)

Petitioner: William Dykstra
Location: 904 Grandview Avenue, Valparaiso IN 46391 (Center Township)
Zoning: RL, Residential Lake District
Acres: 0.279 +/-
Request: To allow a reduction in the side yard setback from the required 8 feet to 7.5 feet, on an existing legal non-conforming structure for a proposed two (2) lot minor subdivision.

Case: DV-19-0016 (Tabled)

Petitioner: Andrew Pappas & Antje Gehrken
Location: 182 West 1050 North, Chesterton IN 46304 (Liberty Township)
Zoning: R1, Low Density Single-family Residential District
Acres: 16.34 +/-
Request: To allow the construction of a (100'x190') horse riding arena and to allow the maximum floor area of said parcel to exceed the two percent (2%) of the maximum floor area.



E. New Business:

Case: SE-19-0068

Petitioner: Boyd Asphalt, Inc.
Location: East of State Road 2 and north of 300 North, Valparaiso IN 46383 (Washington Township)
Zoning: I2, General Industrial District
Acres: 3.003 +/-
Request: To allow outside storage on a parcel of land located in the General Industrial District.

Case: DV-19-0063

Petitioner: Arthur Mroz
Mroz Minor Subdivision
Location: 424 West 700 North, Valparaiso IN 46385 (Portage Township)
Zoning: R2, Medium Density Single-family Residential District
Acres: 15.82 +/-
Request: To allow for the proposed three (3) lot minor subdivision to vary from the following:

- **Lot 1, Lot 2 and Lot 3;** relief from connecting to the public sewer and water system
- **Lot 1, Lot 2 and Lot 3;** relief from installing a sidewalk
- **Lot 2;** reduction in frontage from the required 240 feet to be at 200 feet (on 700 North)
- **Lot 3;** reduction in frontage from the required 80 feet to be at 50 feet (on Nome Road)

Case: DV-19-0064

Petitioner: Perry & LaDawn Heinold
Artsway Administrative Subdivision
Location: 502 South 150 East, Kouts IN 46347 (Morgan Township)
Zoning: A1, General Agriculture District
Acres: 20 +/-
Request: To allow existing legal nonconforming accessory structures to remain on a parcel of land with side yard setbacks being less than code requires.

Case: DV-19-0065

Petitioner: T & J Duneland Properties, LLC, c/o William Ferngren
Location: 989 North 200 West, Valparaiso IN 46383 (Liberty Township)
Zoning: RR, Rural Residential District
Acres: 10.11 +/-
Request: To allow for a proposed two (2) lot administrative subdivision to vary from the following:

- frontage to be less than 330 feet
- maximum width-to-depth ratio to be greater than 1:4
- legal non-conforming structure; on south lot be less than 30 feet
- legal non-conforming accessory structure; side yard setback to be less than 15 feet
- south lot to be less than 5 acres



Case: DV-19-0066

Petitioner: Joe & Kimberlee Remer
Location: 294 South 150 East, Valparaiso IN 46383 (Morgan Township)
Zoning: A1, General Agriculture District
Acres: 6+/-
Request: To allow a legal nonconforming primary structure to be within the 50' front yard setback requirement for the proposed room and garage addition.

Case: DV-19-0067

Petitioner: Dennis Misch
Location: 1175 North 450 East, Chesterton IN 46304 (Jackson Township)
Zoning: RR, Rural Residential District
Acres: 10.5 +/-
Request: To allow for a proposed (38'x40') pole barn to be placed in the front yard and to exceed the height allowed of 20 feet to be at 25 feet.

Any other matters that may come properly before the board.

Kristy Marasco
Assistant Director